

**Zoning Hearings Section**  
**111 NW 1 STREET, SUITE 1110**  
**MIAMI, FLORIDA 331128**  
**(305) 375-2640**

**HEARING ADVERTISEMENT REVIEW TRANSMITAL LETTER**

**Date:** 01/15/04

**Contact Person:** JAVIER VAZQUEZ, ESQ

**Mailing Address:**

8061 NW 155 STREET -  
MIAMI LAKES FL, 33016

Dear **DEVON RAMCHARAN:**

Below is the zoning hearing advertisement (ad) which contains all requests submitted by the applicant. Please review the request (s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See e-mail and mailing address. If you tell us the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing.

If changes are requested by the Applicant, the changes will held until the next filing period and will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review.

Once departmental comments & clearance has been obtained from DERM, Public Works, the School Board, etc., the Zoning Evaluation Section will prepared the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond that the recommendation is satisfactory or to advise the Evaluator that changes will be forthcoming. At that point, the application will be scheduled for hearing if you communicate to us that the recommendation is satisfactory or if you fail to respond with 10 calendar days.

If changes are requested by the Applicant, the changes will be held until the next filing period and will be incorporated in to the ad. All changes will be resent to you for your review and approval.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission:
- ☐ I will be making changes to the application. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

**SEE ATTACHED ADVERTISEMENT**

Please respond to **ROBERT COLEMAN** at [COLEMAN@miamidade.gov](mailto:COLEMAN@miamidade.gov), or mail to above address.

HEARING No. 03-190 (03-9-CZ8-5)

STR: 02-53-41

Council Area: C08

Commissioner Dist.: 02

APPLICANT: DEVON RAMCHARAN

(1.) DBC FROM BU-2 TO BU-3

(2.) Applicant is request to permit a lot area of 0.35 acres for used cars sales and repairs. ( 1 acre required for used car lots )

SUBJECT PROPERTY: (legal description)

SEE ATTACHED EXHIBIT A

LOCATION: THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE

SIZE OF PROPERTY: 140' X 110'

PRESENT ZONING: BU-2 Business - Special

CONTACT PERSON: JAVIER VAZQUEZ, ESQ  
8061 NW 155 STREET -  
MIAMI LAKES FL, 33016  
(305) 825-7080

**PROCESSOR CHECKLIST**

Radius	500
Sketch in file	_____
Copy of Zoning Map in file	_____
Zone Accurate	_____
Location Accurate	_____
R/W's lessed from plan?	_____
Section Lines lessed?	_____
Survey provided	_____
Legal Description ok?	_____
Plans Provided?	_____
Covenant N/A	___ will provide _____

Ad prepared by:

COLEMAN on 12/17/2003